

MOUNTAIN TITLE COMPANY

69667

WARRANTY DEED

MTC-17455-K Vol. M86 Page 23742

KNOW ALL MEN BY THESE PRESENTS, That BASIL W. BROWN and COIE ELIZABETH BROWN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK GABRIEL, JR. and LINCOLN R. GABRIEL, as tenants in common, each as to an undivided $\frac{1}{2}$ interest, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That portion of the $E\frac{1}{2}$ of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, lying South of the U.S.R.S. East Branch Canal right of way, and the $E\frac{1}{2}$ of the $W\frac{1}{2}$ of the $NE\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 21, Township 39 South, Range 10 East of the Willamette Meridian.

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"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,060.00. In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23rd day of December, 19 86; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Basil W. Brown
BASIL W. BROWN

Coie Elizabeth Brown
COIE ELIZABETH BROWN

STATE OF OREGON,
County of Klamath, ss.
December 23, 19 86.

Personally appeared the above named BASIL W. BROWN and COIE ELIZABETH BROWN, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Kristi L. Fidd
Notary Public for Oregon
My commission expires: 11/16/87

STATE OF OREGON, County of _____, ss.
Personally appeared _____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation, of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

Basil W. Brown & Coie Elizabeth Brown

GRANTOR'S NAME AND ADDRESS
Frank Gabriel, Jr. & Lincoln R. Gabriel
12220 Highway 140 East
Klamath Falls, OR 97603

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP
SAME AS GRANTEE

Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath, ss.
I certify that the within instrument was received for record on the 23rd day of December, 19 86, at 2:58 o'clock P.M., and recorded in book M86 on page 23742 or as file/reel number 69667, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biahn, County Clerk
Recording Officer
By Sam Smith Deputy
Fee: \$10.00

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